Date: April 2013

Our Ref: TEW/J1013026

HPBC Ref: HPK/2013/0045

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Proposed change of use from Office to Bedsit

At

89 High Street West, Glossop, Derbyshire

FLOOD RISK ASSESSMENT

1.0 FLOOD RISK ZONE

1.1 The Environmental Agency have determined that the site lies within flood zones 2 and 3 with a moderate risk of flooding.

1.2 Glossop Brook lies to the west of the development and flows to the north. The datum level of the flood monitoring point is 129.74 AOD. The Nearest Datum point to the site indicates a level of 140.50m, a change of 10.76 metres between the river and the site

1.3 The typical river level range for this location is between 0.11 metres and 0.60 metres.

1.4 The highest river level recorded at this location is 1.23 metres and the river level reached 1.23 metres on 25/06/2007

1.5 The current level of the river is 0.11 metres (as of 23 April 2013)

2.0 PLANS/DEVELOPMENT

2.1 The attached location plan indicates the site edged red. The site is situated to the south of High Street West within a mixed use area.

2.2 The subject site is situated to the first floor area of an existing structure fronting onto High Street West.

2.3 The site has previously been subject to planning consent for the proposed use - High Peak Ref: HPK/2003/0995.

3.0 FLOOD PROTECTION/RISK

3.1 Whilst sections of Glossop Brook have flooded historically, the immediate area has not been affected within the last 20 plus years. As indicated, the river has historically only reached a level of 1.23m which is below the sire level.

3.2 The protection of buildings in the Glossop area has been significantly improved following construction of the Glossop Brook Flood Alleviation Scheme.

3.3 The site is situated at first floor level with shared access to the ground floor which is raised above the access road by approximately 150mm.

3.4 It is considered that the proposal will not represent a flood risk due to its substantially elevated position above the river and thus and no measures will be taken to protect the proposal from flooding.

3.5 However, it is the client's intention to introduce measures that would alert residents to any potential flooding of the building. These measures are to include:-

Put in place early warning system by increasing awareness of occupants and residents. The end user to sign up to the 'floodline warning direct' provided by the environment agency, whereby a phone / text message / email is issued to the resident should a flood be expected.

Provide information to the end user for the desired escape and rescue points in the event of flood

Environment Agency

Essential accommodation for water compatible developments up to 1ha in size (excludes non-residential extension with a footprint of less than 250sq. metres or a domestic extension) in Flood Zone 2

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

The guidance on this sheet should also be applied to applications for Change Of Use within this category

FRA requirements

Planning applications must be accompanied by a Flood Risk Assessment (FRA). We recommend the FRA meets the requirements set out in the table below. All flood management measures will need to be supported by plans and drawings that form part of the FRA. The requirement for a FRA is set out in the NPPF in paragraphs 103 and 104 and footnote 20.

We recommend that Table 1.0 is completed by the applicant as part of the FRA submission. The standing advice help pages[1] provide guidance to help the applicant through this process. Plans may need to be amended and/or application withdrawn if the detail provided in the table does not meet the requirements as set out.

The following sections are to be completed by the applicant and checked by the LPA:

Site address & development description:	FIRST FLOOR BEDSIT 89 HIGH ST WEST GLOSOP DERBYSHIRE
Print Name:	MATTHEW GUEST
Signature:	
Date:	23-4-2013

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[1]The help pages are available to see on the Environment Agency website www.environment-agency.gov.uk on the flood risk standing advice pages.

Table 1.0

Essential accommodation for water compatible development up to 1ha in size (excludes Non-residential extension with a footprint of less than 250 sq. metres or a domestic extension) in Flood Zone 2		
Flood risk to building/occupants. **Information to be provided by the applicant as part of the Flood Risk Assessment**	**Applicant to provide level information in the boxes below**	**Criteria to be used by LPA in assessing the Flood Risk Assessment**
Flood level for the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) in any year (including an allowance for climate change) in relation to Ordnance Datum[2], (Newlyn)	1·23m	In order to deliver safe development, we strongly advise the following - Ground floor levels to be set at a minimum of whichever is the higher of: • 300mm above the general ground level of the site OR • 600mm above the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) in any year (including an allowance for climate change). • Basement rooms to have unimpeded access internally to an upper level. **LPA's role:** Ensure that the level information has been provided and the standards set out above have been met.
Average ground level of the site in relation to Ordnance Datum (Newlyn)	140·50	
Finished floor level of lowest habitable room in relation to Ordnance Datum (Newlyn)	143·50	
1 in 1000 annual probability (0.1%) in any year flood level including an allowance for climate change where this information is available.	N/A AS SITE AT FIRST FLOOR LEVEL	In order to deliver safe development, we strongly advise the following - • For single storey buildings or ground floor subdivisions with no access to higher floors, additional refuge has been provided above the 1 in 1000 annual probability (0.1%) in any year flood level including an allowance for climate change. **LPA's role:** Ensure that the provision of a safe refuge complies with the above information.

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[2] Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment.

Table 1.0 (Continued)

Applicant is to provide confirmation that the requirements below have been met	Applicant to indicate compliance in the box below. Enter 'yes' or 'no'	LPA should satisfy themselves with regard to the comments below.
Management of surface water Applicant is to indicate that surface water will be managed in accordance with the following standards: • Specific requirements for managing surface water set out in an adopted Strategic Flood Risk Assessment and/or Surface Water Management Plan produced by the Local Planning Authority. • Surface water run-off will be controlled to ensure no flooding of property and no increase in surface water run-off from the site to a watercourse or receiving water body compared to the existing pre-application run-off rate in a 1 in 100 year storm event (1% chance in any one year) plus an appropriate allowance for climate change (Flood risk Practice Guide paragraphs 5.51 and 5.54) • Meets the requirements of Approved Document Part H of Building Regulations 2000.	N/A	**LPA's role:** Look for assurance from the applicant that surface water will be managed in accordance with the requirements opposite. Seek assurance if not already provided. Cross check the planning application with the Local Plan. Consultation with the local authority Building Control department is recommended. Paragraph 103 of NPPF states that LPAs should in determining planning applications give priority to the use of SuDS. **Note:** Strategic options for surface water management should be used wherever available. Options such as this would be identified as part of the SFRA for inclusion within the Local Plan. Building regulation requirements alone are **not** appropriate for areas with critical drainage problems.
Flood resilience and resistance Applicant is to indicate that flood resilience/ resistance and emergency escape measures/ procedures have been incorporated where possible. This applies to any part of the building (e. g. basements), that are situated below the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) level in any year (including an allowance for climate change).	N/A, SITE AT FIRST FLOOR	**LPA's role:** Look for assurance from the applicant that resilience/resistance and evacuation procedures have been addressed in accordance with the requirements opposite. Seek assurance if not already provided. Cross check the planning application with the Local Plan. Consultation with the local authority Building Control (flood resilience/ resistance) and Emergency Planning (evacuation) department is recommended
Other sources of flooding (not rivers or the sea) Applicant is to indicate that the SFRA has been referred to and that the recommendations regarding other sources of flooding have been incorporated into the application. If no SFRA is available and flood risk from other sources is present, guidance should be sought from the organisations listed in the help pages under the heading `other sources of flooding'.	N/A.	**LPA's role:** Look for assurance from the applicant that the SFRA has been referred to (where available) and that mitigation for flooding from other sources has been provided where necessary.

Note on flood level information: Flood Level information should be obtained by the applicant first from the SFRA, or if not available, from the Environment Agency. Where the applicant is unable to obtain the information from either of these sources the LPA should consult the Environment Agency for an individual consultation response.

End of comment